

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 De Havilland Avenue Strathmore Heights VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Strathmore Heights

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 Avro Court Strathmore Heights VIC 3041	\$825,000	09-Dec-20
15 Lockheed Street Strathmore Heights VIC 3041	\$1,060,000	20-Feb-21
48 De Havilland Avenue Strathmore Heights VIC 3041	\$876,250	26-Jul-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 March 2021



### 1 Avro Court Strathmore Heights VIC 3041

3 1 3

Sold Price

**\$825,000**

Sold Date **09-Dec-20**

Distance **0.09km**



### 15 Lockheed Street Strathmore Heights VIC 3041

5 2 2

Sold Price

<sup>RS</sup> **\$1,060,000**

Sold Date **20-Feb-21**

Distance **0.23km**



### 48 De Havilland Avenue Strathmore Heights VIC 3041

4 2 2

Sold Price

**\$876,250**

Sold Date **26-Jul-20**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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